Karen Johnson Davidson County
Batch# 345343 DEEDWARR
01/21/2020 08:28:43 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20200121-0006709

WARRANTY DEED

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$215,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF January,2020.

NOTARY PUBLIC: My Commission Expires
MY COMMISSION EXPIRES:
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 095
Wayne Faust	Same	GROUP 11 0
616 Cookstown Dr		PARCEL 154.00
Smyrna, TN 37167		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert Everett and Pamela Everett, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Investment Innovations LLC a Tennessee Limited Liability Company

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 41 on the Plan of Merry Oaks Section II, as of record in Plat Book 2133, page 8, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Everett and wife, Pamela Everett by Warranty Deed from Catherine Susan Spurgeon, William Francis Spurgeon, Virginia Bates Vaughter and Thomas Edward Bates, heirs to the estate of Georgia R. Spurgeon, dated May 30, 1997 and filed of record in Book 10490, page 214, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2405 Woodberry Drive, Nashville, Tennessee 37214**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 17th day of January, 2020.

Robert Everett

Pamela Everett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robert Everett and Pamela Everett, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2020.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027